



## 16 Hartington Street, Leek, ST13 5PD

Offers In The Region Of £325,000

- Detached Bungalow
- Shower Room & two WC's
- South west facing rear garden
- NO CHAIN!
- Cul-de-sac location
- Large sitting / dining room
- Private driveway and integral garage
- Three bedrooms
- Open plan kitchen / breakfast room
- Great renovation project

# 16 Hartington Street, Leek ST13 5PD

Whittaker & Biggs are delighted to bring to the market this charming detached bungalow. Selling with no upper chain, it presents an excellent opportunity for those seeking a renovation project. With three well-proportioned bedrooms, this property is ideal for families or those looking to downsize without compromising on space.

The bungalow features a spacious sitting and dining room, perfect for entertaining guests or enjoying quiet evenings at home. The separate kitchen and breakfast room provide a functional layout, allowing for both culinary creativity and casual dining.

One of the standout features of this property is the south-west facing rear garden, which offers ample sunlight throughout the day. This outdoor space is perfect for gardening enthusiasts or for simply enjoying the fresh air in a private setting.



Council Tax Band: D



**Hall**

15'7" x 9'2" max measurement

Wood glazed door with side light window to the side aspect, radiator, loft hatch.

**Sitting Room**

16'8" x 10'10"

UPVC double glazed window to the side aspect, radiator, gas fire, tiled hearth and surround.

**Dining Room**

11'7" x 10'0"

UPVC double glazed patio doors to the rear, radiator.

**Kitchen**

10'3" x 9'9"

UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, skylight, units to the base and eye level, Hotpoint electric hob, Indesit electric fan assisted oven and grill, stainless steel sink and a half with drainer, chrome mixer tap, breakfast bar, radiator.

**Breakfast Room**

11'9" x 10'4"

Built in storage cupboard housing the hot water tank, store cupboard off, radiator.

**Rear Hall**

6'2" x .288'8"

Wood glazed door to the rear, pedestrian door to the garage.

**Rear WC**

3'10" x 2'10"

Low level WC, wall mounted wash hand basin, chrome taps, radiator.

**Conservatory**

11'3" x 5'7"

UPVC double glazed construction, polycarbonate roof, door to the rear.

**Garage**

15'9" x 9'0"

Wooden up-and-over door, wood glazed window to the rear, power and light, gas fired wall mounted Worcester boiler.

**Bedroom One**

12'4" x 10'10"

UPVC double glazed window to the frontage, radiator.

**Bedroom Two**

10'7" x 8'9"

UPVC double glazed window to the frontage, radiator.

**Bedroom Three**

10'10" x 8'1"

UPVC double glazed window to the side aspect, radiator.

**Shower Room**

5'5" x 5'2"

UPVC double glazed window to the side aspect, walk in shower enclosure, electric Triton shower, pedestal wash hand basin, chrome mixer tap, radiator.

## WC

5'5" x 2'11"

UPVC double glazed window to the side aspect, low level WC.

## Externally

To the frontage, paved driveway suitable for three vehicles, fence and hedge boundary, mature trees and shrubs, gated access to the rear.

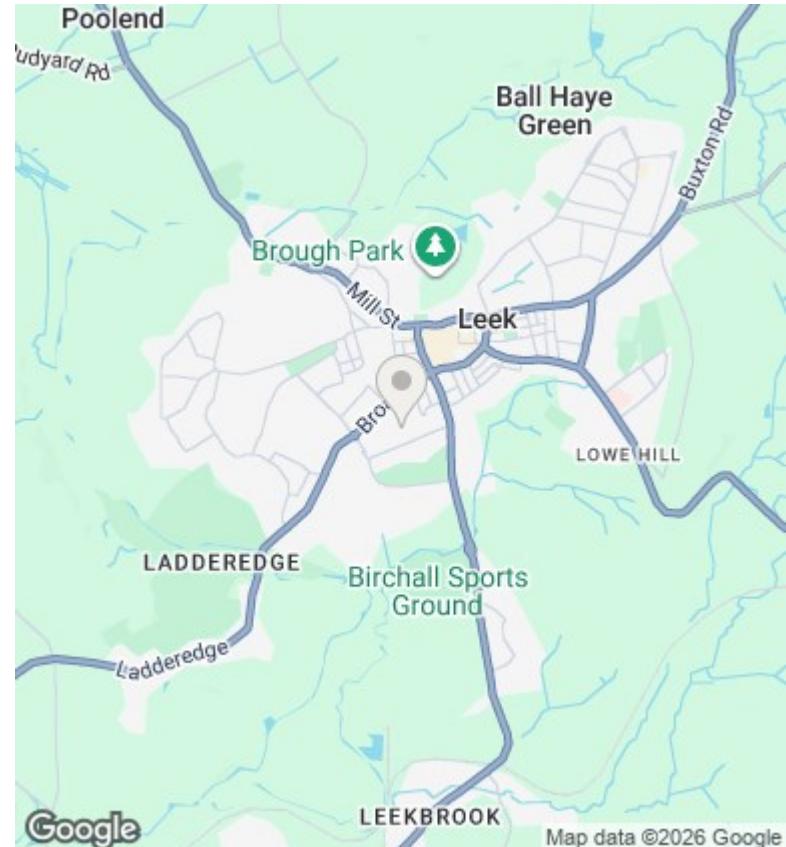
To the rear, mainly laid to lawn, hedge and fence boundary, timber shed, greenhouse, mature fruit tree.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor, agent and estate agent accept no responsibility for any inaccuracies or omissions as to their operability or efficiency can be given.  
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## Directions

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC